



42/2 Marshall Avenue Warrabee, NSW

3 bed | 2 bath | 2 car

## Sophisticated, Elegant, Oversized, Mirvac Quality Apartment

Intuitively designed, this apartment is a sanctuary of style and sophistication in Mirvac's exclusive 'Avenir' contemporary development. A cut above the rest, it offers vogue living defined by expansive, open-plan interiors filled with superior quality finishes and seamless indoor/outdoor flow to a choice of private alfresco settings for year-round enjoyment. Set amidst manicured gardens, an easy stroll to rail, Wahroonga and Turramurra Village shops, restaurants and prestigious schools, it promises an exceptional lifestyle.

- First class apartment living - perfect for downsizers, professionals or young families
- Spacious, light and airy elegant living room flows effortlessly to balcony, through floor-to-ceiling glass sliding doors
- Large covered entertaining balcony with private leafy outlook- the perfect entertainer
- Gourmet open-plan kitchen and adjoining casual dining area also spill effortlessly on to light filled sunroom and a Study Nook- a rare find in an apartment
- Kitchen includes stone benchtops, glass splash back and state-of-the-art European appliances
- Smeg s/s oven, s/s 5-burner gas cooktop, s/s microwave and Miele integrated dishwasher
- Master bedroom retreat features walk-in robe, balcony and sumptuous marble en suite;
- Additional 2 generous bedrooms with BIRs
- Marble tiled family bathroom with marble vanity; internal laundry; ample storage space
- Ducted reverse cycle air conditioning; video intercom entry;

## Craig Marshall

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